



23 Toll Gate Close, Stratford-Upon-Avon

Guide Price **£400,000**

23 Toll Gate Close

Stratford-Upon-Avon, Stratford-Upon-Avon

Detached 3 bed house in Stratford-upon-Avon cul-de-sac. Ensuite to master, study, garage, garden, parking. Near schools and amenities. No chain. Ideal for families.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

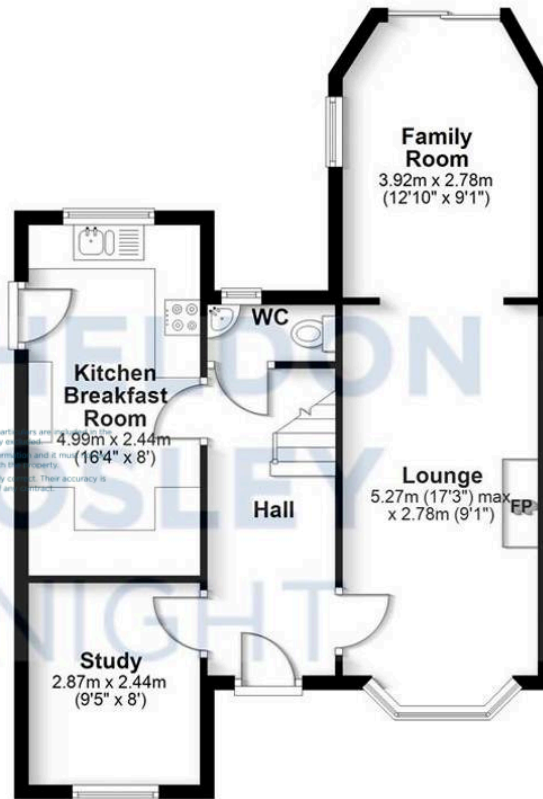
EPC Environmental Impact Rating: E

- Detached Home
- Sought After Location
- Positioned In A Cul-de-Sac
- End Of Private Driveway
- Three Bedrooms
- Principal Bedroom With En-Suite
- Extended To Rear
- Private Enclosed Rear Garden
- Detached Single Garage
- No Onward Chain





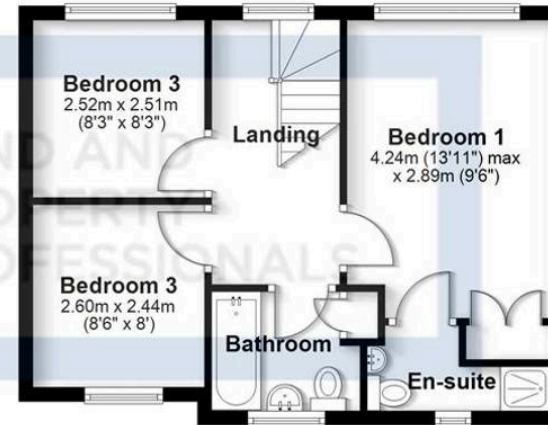
Ground Floor
Approx. 66.0 sq. metres (710.3 sq. feet)



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

First Floor
Approx. 40.1 sq. metres (432.1 sq. feet)



Total area: approx. 106.1 sq. metres (1142.4 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only. Plan produced using PlanUp.

Sheldon Bosley Knight Stratford-Upon-Avon

Sheldon Bosley Knight, 35-36 Rother Street - CV37 6LP

01789387887 · stratfordsales@sheldonbosleyknight.co.uk · www.sheldonbosleyknight.co.uk/

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